

YOUR Inspection Report



Bringing What Matters to Light

FOR THE PROPERTY AT:

62 Mordecai Lincoln Road - The Mordecai Home
Scituate, MA 02066

PREPARED FOR:

DAN FENNELLY

INSPECTION DATE:

Thursday, January 27, 2022

PREPARED BY:

Todd Goff



BEACON
STREET
HOME
INSPECTION

Beacon Street Home Inspection
Hull Street
Cohasset, MA 02025

781-733-7892

Massachusetts Lic # 721

www.beaconstreethi.com

todd@beaconstreethi.com



March 4, 2022

Dear Dan Fennelly,

RE: Report No. 2043
62 Mordecai Lincoln Road - The Mordecai Home
Scituate, MA
02066

I'd like to thank you for choosing Beacon Street for the initial documentation of the Mordecai Lincoln homestead. The site is remarkably significant for both its past historic value and future potential. This particular work documents the current condition of both the main house and the small shed structure. A second work, documents the Residence and the Mill structure. All directions given in the reports are done assuming the reader is standing outside facing the front of the building.

While the following document has been arranged in such a way that the most pertinent observations are addressed first, I urge you to read through the entire document. The report has been prepared for the exclusive use of my clients. No use by third parties is intended. I will not be responsible to any parties for the contents of the report, other than the party named herein.

The report is effectively a snapshot of the buildings, recording their conditions on a given date and time. One-time, visual evaluations cannot predict future behavior, and as such, I cannot be responsible for things that occur after the inspection. This document itself is copyrighted, and may not be used in whole or in part without my express written permission. It was a pleasure working for you and the town of Scituate. Remember, if you have any questions about the report and its findings don't hesitate to give me a ring: 781-733-7892

Sincerely,

Todd Goff
on behalf of
Beacon Street Home Inspection

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SUMMARY SECTION

62 Mordecai Lincoln Road - The Mordecai Home, Scituate, MA January 27, 2022

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This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

Roofing

SLOPED ROOFING \ Asphalt shingles

Condition: • Aging

The asphalt shingle roofing covering on the shed structure is well into its useful life and nearing full depreciation. Areas of wear and damage are readily visible particularly on the right gable side. As noted elsewhere in this report, the flashing around the chimney has failed and is allowing water to actively gain access to the roof framing. Improvements will be required for this roof covering.

Location: Garage



View of garage roofing



Detail of damage and wear

SLOPED ROOFING \ Roll roofing

Condition: • Aging

The rolled asphalt roof covering protecting both the front vestibule and left side porch are nearing full depreciation. These materials have nearly reached the end of their useful life. Recommend you consult with a qualified roofer to evaluate further and collect a price estimate for replacement of these coverings.

Location: Front

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Roll roofing above vestibule



Roll roofing above left porch

SLOPED ROOF FLASHINGS \ Chimney flashings

Condition: • Leak

Daylight can be seen around the shed chimney's roof penetration. The flashing for this feature is failing and, as such, is allowing water to gain access to the roof sheathing and framing. This needs to be evaluated by a qualified roofer and promptly repaired.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Garage



Failed flashing on shed chimney

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Exterior

WALLS \ Wood siding

Condition: • Cracked, split or broken

The wood shingle siding on the building is well into its useful life. Significant areas of cracked, damaged, buckling and/or lifting shingles are present, particularly along the right gable end and the rear elevation. While not an item of immediate concern this type of wear is generally considered to be the visual signs of depreciation. At some point in the future, these exterior elevations, starting with the right gable end, will need to be re-sided. This eventual improvement will represent a considerable expense. Recommend you gain a ballpark understanding of what that cost may be and plan accordingly.

Implication(s): Chance of water damage to structure, finishes and contents

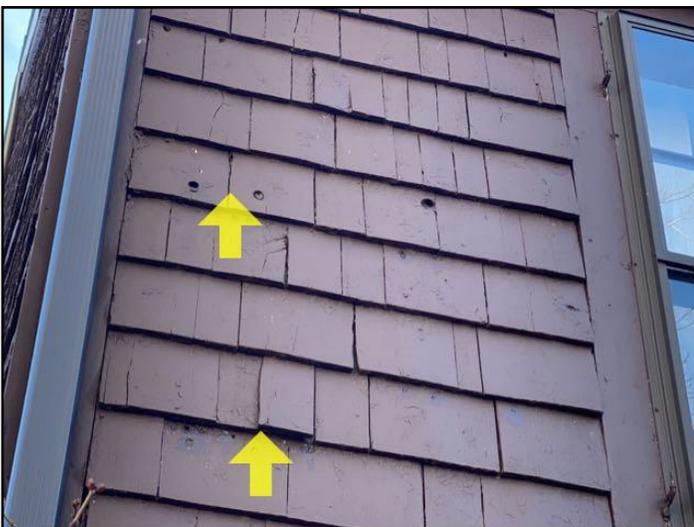
Location: Various



Right elevation shingling



Example of failing siding



Rear siding



Front elevation

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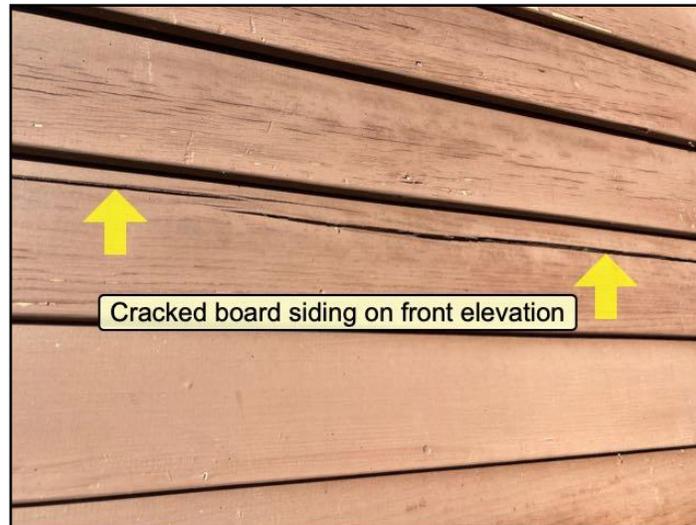
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Front elevation

Condition: • Paint needed

Much of the exterior paint films are thinning. Areas of chipping and flaking paint are readily visible on nearly every elevation of the exterior. While not an immediate concern the exterior will need to be painted by a qualified contractor in the future.

Location: Throughout



Detail of thinning paint films



Detail of failing paint films

Structure

FLOORS \ Columns or piers

Condition: • Poorly secured at top or bottom

A secondary wooden post-and-beam support has been installed, running front-to-back, in the cellar hole. This installation does not reflect proper practices. The posts are not properly secured to the beam, nor are they secured properly to the floor. In fact, the front post is loose to the touch. Recommend you consult with a qualified contractor to have this installation improved.

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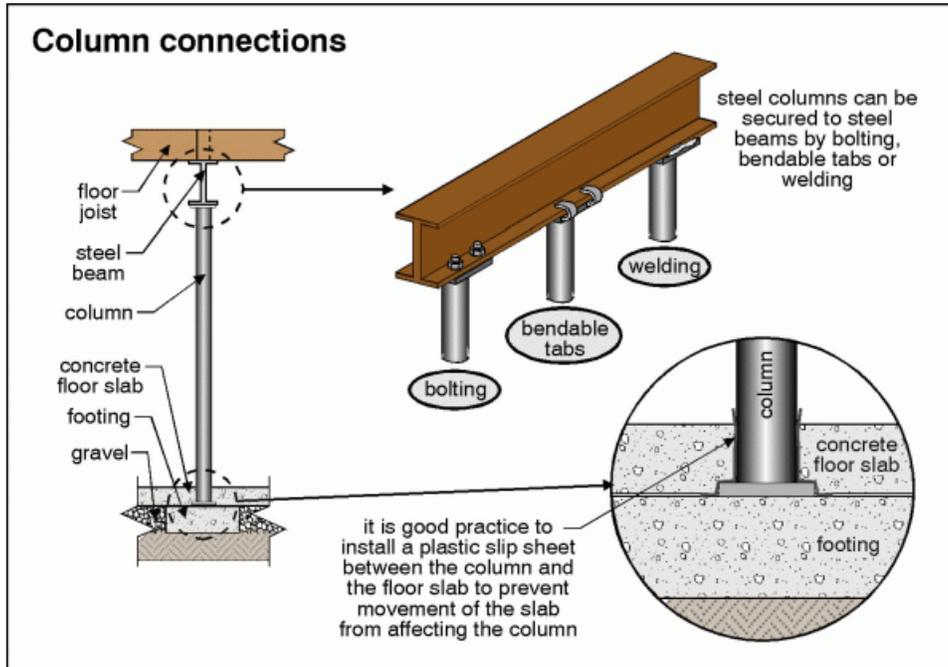
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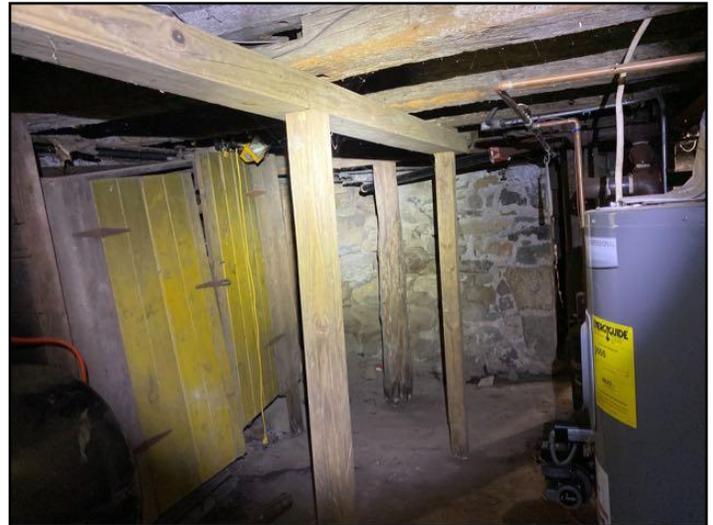
INTERIOR

Implication(s): Weakened structure | Chance of structural movement

Location: Front Basement



Post and beam not secure



Post and beam not secure

FLOORS \ Sills

Condition: • Rot

There is a section of visible decay and damage to the front sill near the left corner. The exact length or extent of the damage could not be clearly articulated but visual evidence would suggest that its at least 6-10 feet. This needs to be further evaluated by a qualified contractor. Note: the overwhelming majority of the building's sills and framing were not visible nor accessible due to poor or no clearance in the crawl spaces. There may be other such examples present. Further research is recommended. Sill repair can be a costly endeavor.

Implication(s): Weakened structure

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Location: Front



Decay in front sill

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • Obsolete

The electrical system, from its fused main panel, to its ungrounded distribution wiring, and its two-prong, ungrounded outlets is obsolete by today's electrical and safety standards. This fused panel has most likely be in use here since at least the 1960s, perhaps longer. Electrical components have anticipated life spans. This panel is beyond its lifespan. Recommend consulting with a licensed electrician to discuss a the scope and cost of upgrading the building's electrical system.

Implication(s): Electric shock | Fire hazard



Obsolete electrical system

DISTRIBUTION SYSTEM \ Knob-and-tube wiring (wires)

Condition: • Damaged or frayed

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While no active knob-and-tube wiring was noted during this evaluation, countless examples of cut or abandoned knob-and-tube wiring exist. It is not unlikely that some remnants of this first period electrical wiring may still be active in the building, in unseen places (such as walls to light fixtures). As mentioned earlier in this report, comprehensive upgrading of the building's electrical distribution would be in the best long-term interest of the building and immediate interests of any occupants. Discuss with a licensed electrician.

Implication(s): Electric shock | Fire hazard

Location: Various

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • Ungrounded

No grounded outlets were located in the building's electrical distribution system. Grounded distribution (three-prong, grounded outlets fed by modern wiring containing a ground wire) has been a standard in residential buildings for over 50 years now. This home's electrical distribution is drastically out-of-date. These older materials may pose a fire hazard for the building and, more broadly, a safety issue for occupants. Proper stewardship of the building would include upgrading the electrical distribution wiring and outlets.

Implication(s): Electric shock

Location: Throughout

Heating

OIL HOT WATER BOILER \ Pipes

Condition: • Leak

There is an active leak near the front of the cellar hole in a water pipe associated with the boiler. It appears this has been active for some time. This needs to be promptly repaired by a qualified contractor.

Implication(s): No heat for building | Increased maintenance costs

Location: Front Basement



Active leak in heating pip

Insulation and Ventilation

FLOORS \ Floors over unheated areas

Condition: • No vapor barrier

There are numerous crawlspace cavities connected to the left side cellar hole under the building: the rear, left corner, the front right and rear, right and underneath the rear ell addition. All of these crawlspaces contain exposed earth floors. No vapor barriers were noted. Structures are damaged, over time, by water in two main ways: poor exterior drainage systems and ground vapor from beneath them. This building suffers from both. Managing surrounding drainage and ground vapor are critically important factors for the long term well being of any structure. Moisture readings were taken from several framing members throughout the basement and readings were slightly elevated, (18+%). It is almost certain that lower, inaccessible areas of the crawlspaces would contain higher readings. Once moisture content exceeds 20% an environment is conducive to mold, mildew and/or decay. Improvements are strongly recommended. Along with comprehensive improvements in the building's exterior drainage system, a vapor barrier should be installed throughout all crawlspace areas under the building providing 100% coverage. Discuss with a qualified contractor.

Implication(s): Chance of condensation damage to finishes and/or structure

Location: Crawlspaces



No vapor barrier



No vapor barrier

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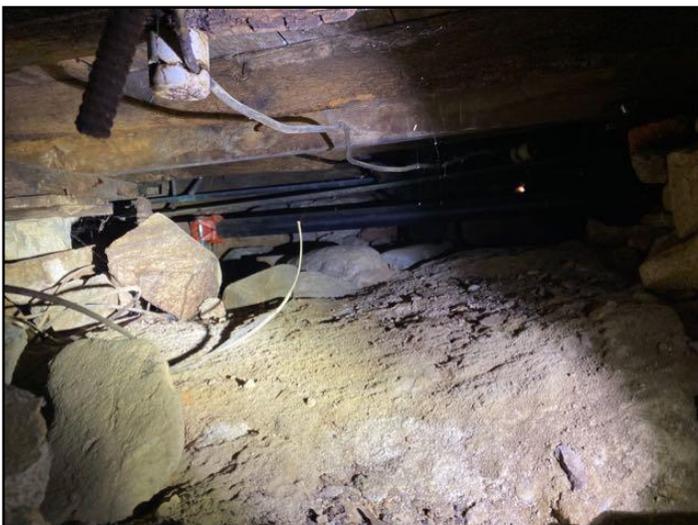
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No vapor barrier



No vapor barrier

Plumbing

WASTE PLUMBING \ Drain piping - performance

Condition: • Leak

There is an active leak in the drain line assemblage servicing the vanity sink in the rear bathroom on the first floor. This needs to be promptly repaired by a licensed plumber.

Implication(s): Sewage entering the building

Location: First Floor Bathroom



Leak in drain line

Condition: • Rust

While difficult to see, there is a run of older cast iron drain line along the left side and rear crawl space. Cast iron typically has an expected life span of 50-60 years and oftentimes will rust from the inside-out. While not directly accessible, rusting was noted on several section of this drain piping. Recommend you have it evaluated by a plumber. Upgrading the drain line materials is strongly recommended.

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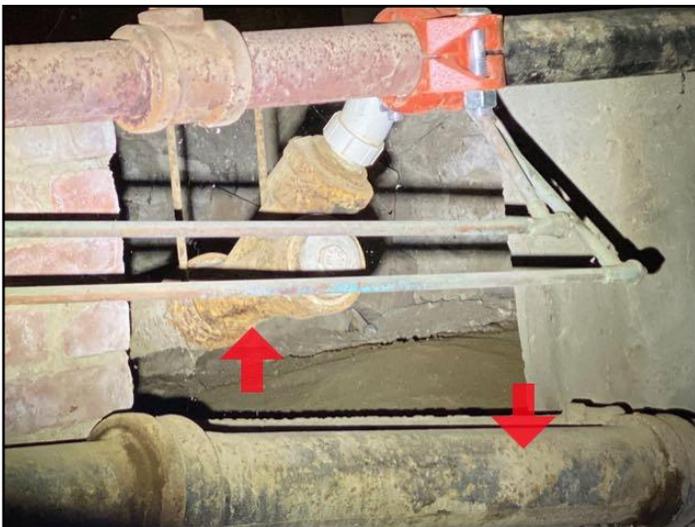
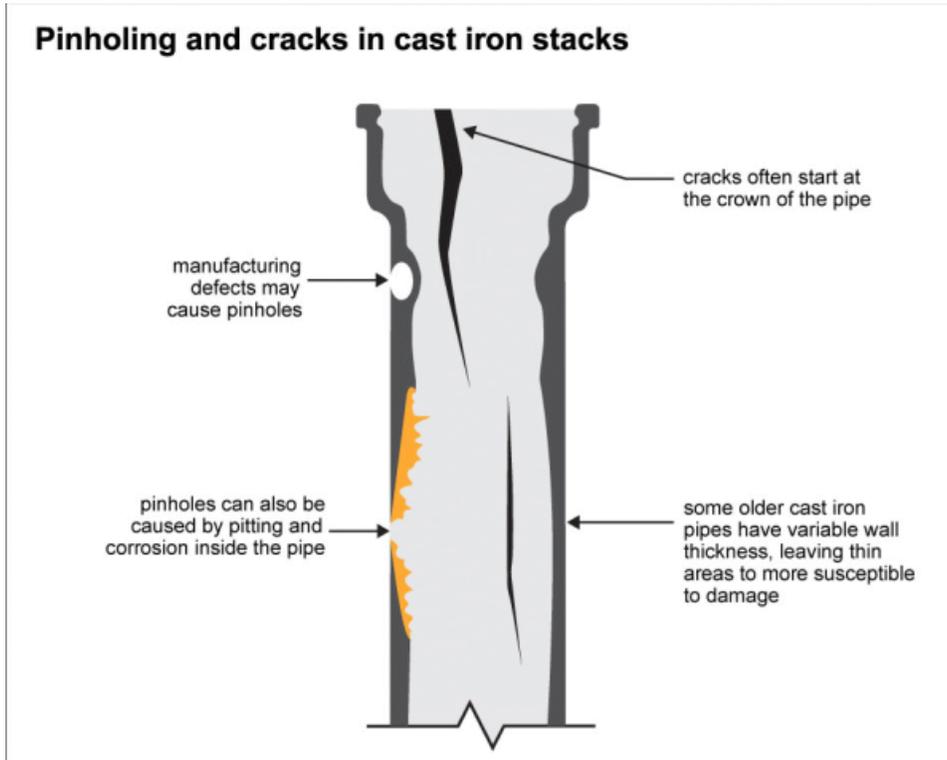
INSULATION

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Implication(s): Sewage entering the building

Location: Crawl Space



Aging cast iron drain lines



Aging cast iron drain lines

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations I have for improvements. Limitations that restricted our inspection are included as well.

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Description

General:

- The condition of the roof covering appears consistent with its age
- The condition of the roof drainage system appears consistent with its age
- The condition of the exterior of the chimney(s) appear consistent with its age
- The condition of the roof penetrations appear consistent with their age
- Masonry Chimney



View of center chimney



View of rear chimney



View of rear chimney

Sloped roofing material:

- Asphalt shingles

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View of asphalt shingles

Sloped roof flashing material: • Metal • Lead

Flat roofing material:

- Asphalt shingles
- Roll roofing



Roll roofing on vestibule



Roll roofing on left side porch

Flat roof flashing material: • Metal

Typical life expectancy: • 20-25 years

Roof Shape: • Gable

Limitations

Roof inspection limited/prevented by: • Lack of access (too high/steep) • Wet roof surface hides flaws

Inspection performed: • With binoculars from the ground

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Not included as part of a building inspection: • Not readily accessible interiors of vent systems, flues, and chimneys

Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • Aging

The asphalt shingle roofing covering on the shed structure is well into its useful life and nearing full depreciation. Areas of wear and damage are readily visible particularly on the right gable side. As noted elsewhere in this report, the flashing around the chimney has failed and is allowing water to actively gain access to the roof framing. Improvements will be required for this roof covering.

Location: Garage



View of garage roofing



Detail of damage and wear

SLOPED ROOFING \ Roll roofing

2. Condition: • Aging

The rolled asphalt roof covering protecting both the front vestibule and left side porch are nearing full depreciation. These materials have nearly reached the end of their useful life. Recommend you consult with a qualified roofer to evaluate further and collect a price estimate for replacement of these coverings.

Location: Front

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Roll roofing above vestibule



Roll roofing above left porch

SLOPED ROOF FLASHINGS \ Chimney flashings

3. Condition: • Leak

Daylight can be seen around the shed chimney's roof penetration. The flashing for this feature is failing and, as such, is allowing water to gain access to the roof sheathing and framing. This needs to be evaluated by a qualified roofer and promptly repaired.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Garage



Failed flashing on shed chimney

Description

General: • The condition of the entry door(s) appear consistent with their age

Gutter & downspout material: • Aluminum

Gutter & downspout type: • Eave mounted

Downspout discharge: • Above grade

Lot slope: • Away from building

Soffit (underside of eaves) and fascia (front edge of eaves): • Wood

Wall surfaces - wood: • Boards • Shingles

Retaining wall:

• Stone



Basement entry retaining wall

Driveway: • Gravel • Earth

Walkway:

• Brick

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Brick walkways

Exterior steps: • Wood • Stone

Garage:

- Detached
- One-Car garage
- Wood doors



View of shed structure

Limitations

Inspection limited/prevented by:

- Storage in garage
- Poor access under steps, deck, porch

There is little to no clearance underneath the rear, left porch. I was unable to visually evaluate the footings and framings for this feature.

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Not included as part of a building inspection: • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Geological and soil conditions • Outbuildings other than garages and carports

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Recommendations

RECOMMENDATIONS \ General

4. Condition: • Pest entry: Numerous points around the exterior display visual evidence suggesting the entrance of rodents and other pests into the structure. These voids can also be seen from within the basement and crawlspaces. Recommend you contract with a qualified pest company to properly seal these voids. In addition, given the age and type of building, it is critically important that this historic structure be the subject of seasonal evaluation and treatment by a licensed pest management company.

Location: Right Side Exterior Wall



Example of entry points

ROOF DRAINAGE \ Gutters

5. Condition: • Missing

Currently there are no gutters or downspouts installed on the small gable roofed shed structure. Left unmanaged this water will simply drain around the foundation and down the wood siding. Consider installing properly sized gutters and downspouts for this secondary structure. Also, make sure the downspouts drain away from the foundation of the building once installed.

Implication(s): Chance of water damage to structure, finishes and contents



Gutters and downspouts recommended

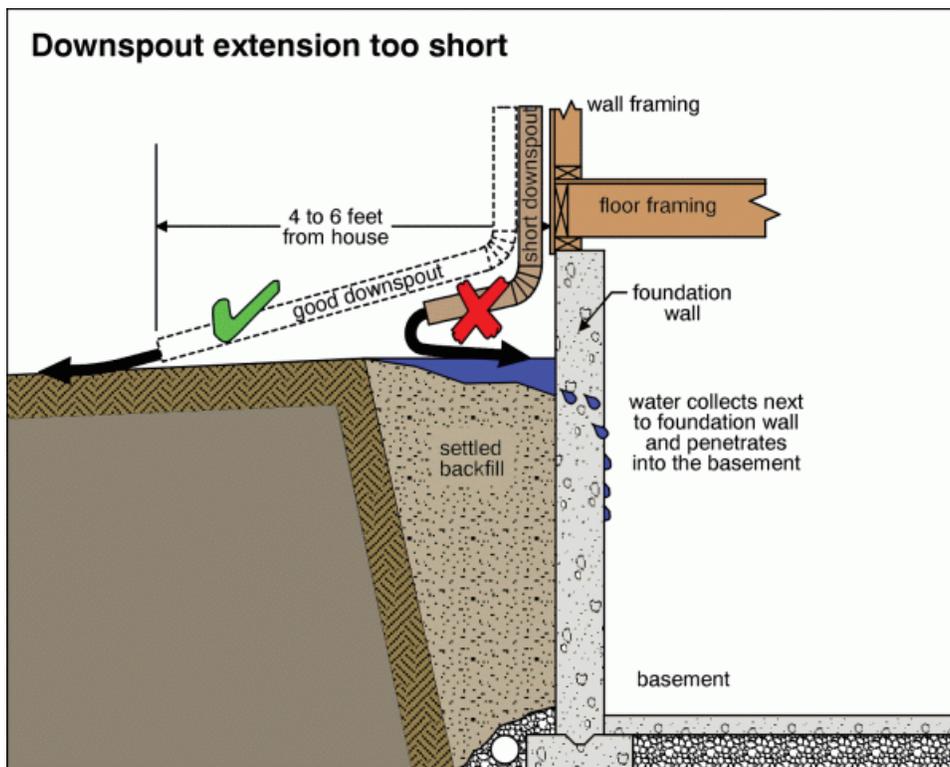
ROOF DRAINAGE \ Downspouts

6. Condition: • Discharge too close to building

Nearly all of the downspouts on the home are releasing at the footprint of the foundation. This will drastically increase the likelihood of water gaining access to the substructure of the home. In fact, general moisture levels throughout the basement were elevated, (17-20%). This suboptimal drainage configuration plays a big part in this condition. As with any structure, exterior drainage should be addressed aggressively and comprehensively. Discuss further with a qualified contractor.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Various



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Improvements to drainage strongly recommended



Improvements to drainage strongly recommended



Improvements to drainage strongly recommended

WALLS \ Trim

7. Condition: • Rot

There are numerous areas of rot in the wooden trim on the dwelling. These examples are only from first floor features. It is highly likely that other examples, not captured here, exist elsewhere on the building. All area of decay to trim and siding should be properly repaired by a qualified contractor.

Implication(s): Chance of water damage to structure, finishes and contents | Material deterioration

Location: Various

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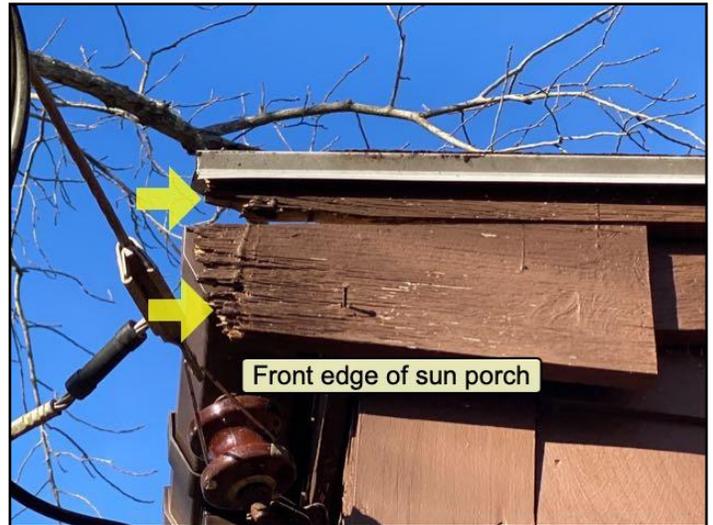
Example of decay



Example of decay



Example of decay



Damaged



Example of decay

8. Condition: • Damaged

Numerous examples of what appear to be bird or insect damage are present in siding and trim on the rear, left porch. Further evaluation by a qualified pest contractor will help further analyze the sources of damage. All areas of damage to siding and trim should be promptly repaired by a qualified contractor.

Location: Various



Damage to fascia board and window trim



Damage to siding and trim

WALLS \ Wood siding

9. Condition: • Cracked, split or broken

The wood shingle siding on the building is well into its useful life. Significant areas of cracked, damaged, buckling and/or lifting shingles are present, particularly along the right gable end and the rear elevation. While not an item of immediate concern this type of wear is generally considered to be the visual signs of depreciation. At some point in the future, these exterior elevations, starting with the right gable end, will need to be re-sided. This eventual improvement will represent a considerable expense. Recommend you gain a ballpark understanding of what that cost may be and plan accordingly.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Various



Right elevation shingling



Example of failing siding

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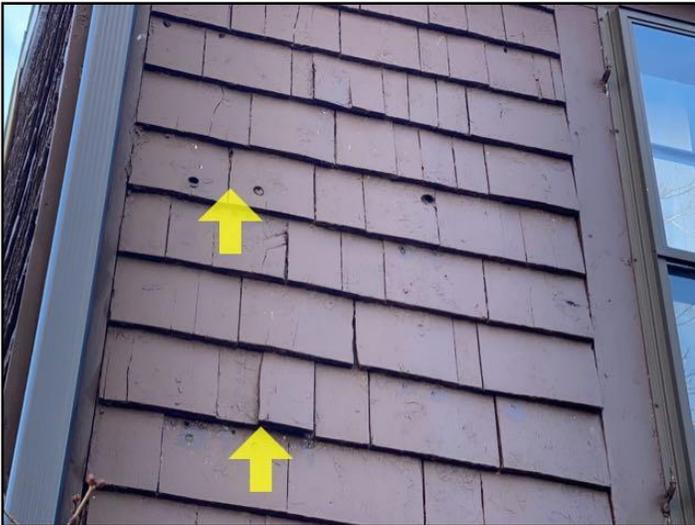
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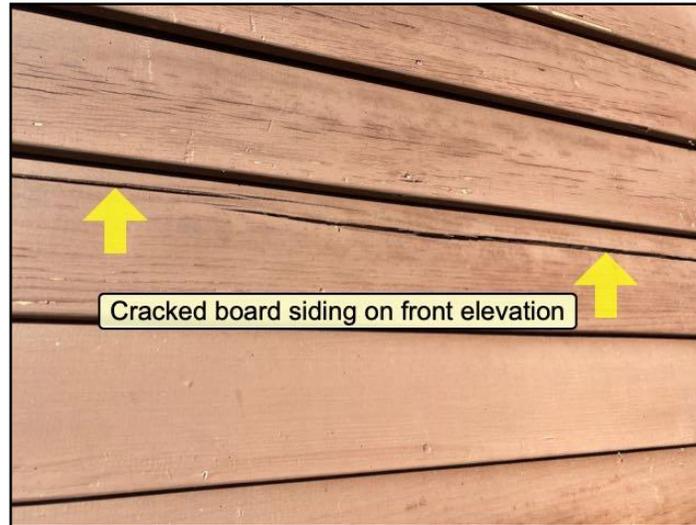
INTERIOR



Rear siding



Front elevation



Front elevation

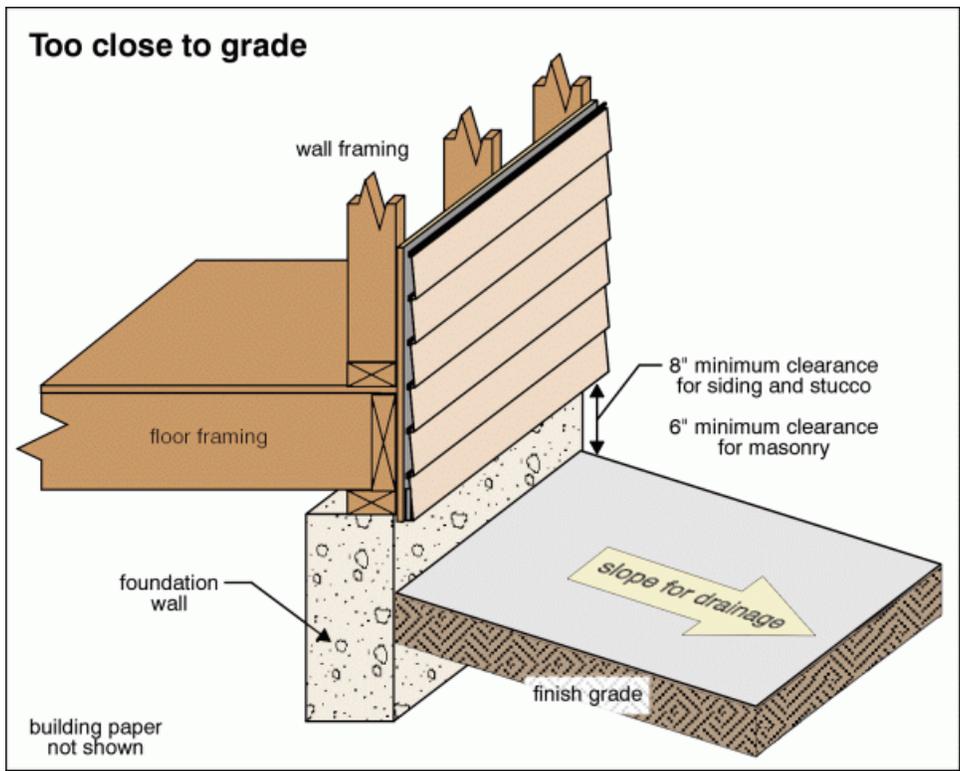
10. Condition: • Too close to grade

There are several examples of wood siding in direct contact with the ground. This configuration provides a clear path for insects to enter the dwelling and also will drastically accelerate the likelihood of wood decay in the siding and framing. Consider improving by re-grading any areas where the siding is in contact with the ground.

Implication(s): Chance of water damage to structure, finishes and contents | Material deterioration | Rot | Insect damage

Location: Various

EXTERIOR



Front elevation



Along right side elevation

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Rear elevation

11. Condition: • Paint needed

Much of the exterior paint films are thinning. Areas of chipping and flaking paint are readily visible on nearly every elevation of the exterior. While not an immediate concern the exterior will need to be painted by a qualified contractor in the future.

Location: Throughout



Detail of thinning paint films



Detail of failing paint films

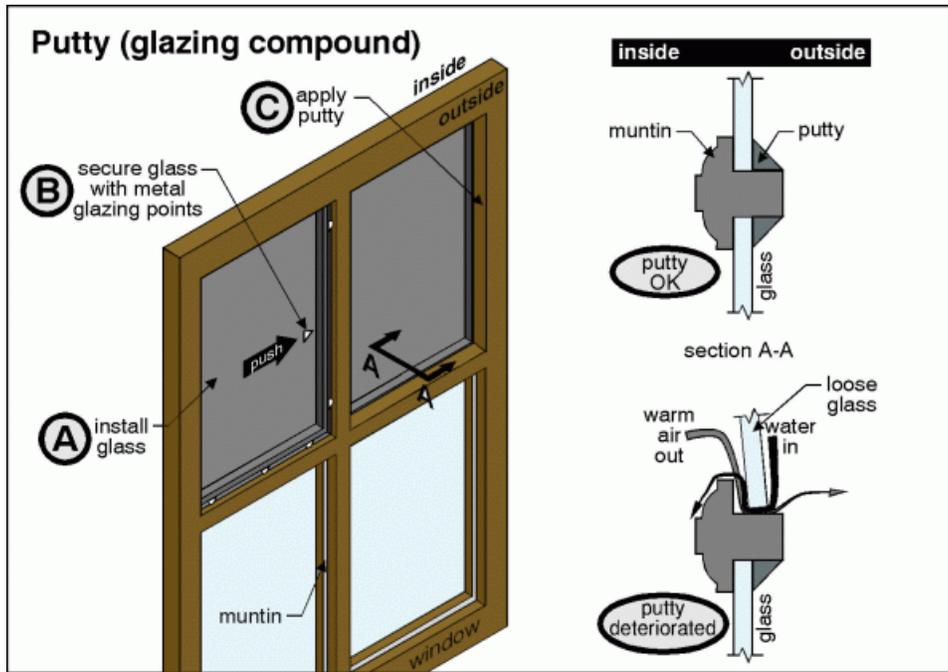
EXTERIOR GLASS/WINDOWS \ Glass (glazing)

12. Condition: • Putty missing, cracked or deteriorated

There are many examples of failing window glazing on many wooden sash windows in the home. At some point, repairs to the window glazing will be required.

Implication(s): Chance of water entering building | Increased heating and cooling costs

Location: Various



Putty missing, cracked or deteriorated



Putty missing, cracked or deteriorated

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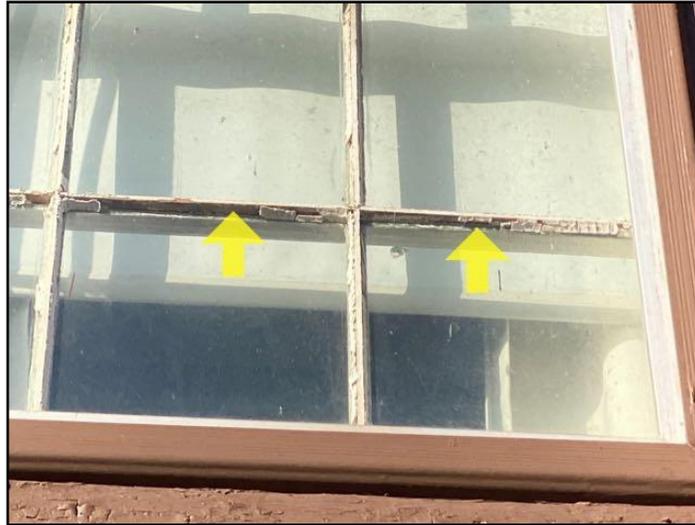
INTERIOR



Putty missing, cracked or deteriorated



Putty missing, cracked or deteriorated



Putty missing, cracked or deteriorated

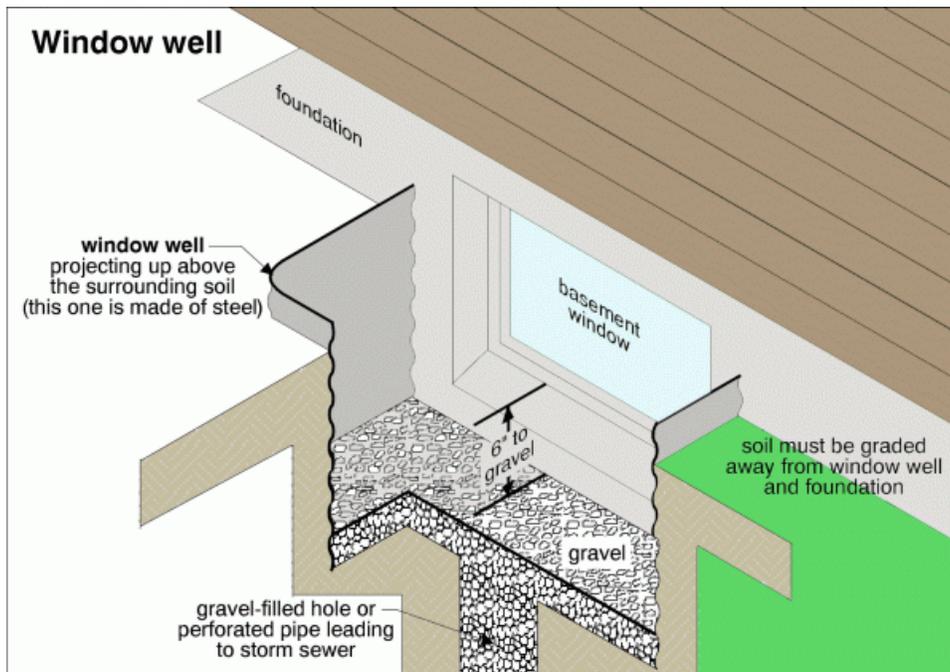
EXTERIOR GLASS/WINDOWS \ Window wells

13. Condition: • Missing

It was noted that a front foundation window was at grade level. This configuration drastically promotes the likelihood of water entering the substructure at this area. It is strongly recommended that you consider installing a foundation window well in this location. Discuss further with a qualified contractor and proceed as recommended.

Implication(s): Chance of water damage to structure, finishes and contents | Material deterioration

Location: Front



Improvements recommended @ foundation window

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

14. Condition: • Landings missing or undersized

The exterior stair leading into the rear entry may represent a safety hazard on the property. Currently this door opens to an immediate flight of stairs, with no landing provided. This is generally not a recommended configuration as someone may lose their balance opening the door. Recommend you consult with a qualified carpenter and consider improving this installation.

Implication(s): Trip or fall hazard

Location: Rear

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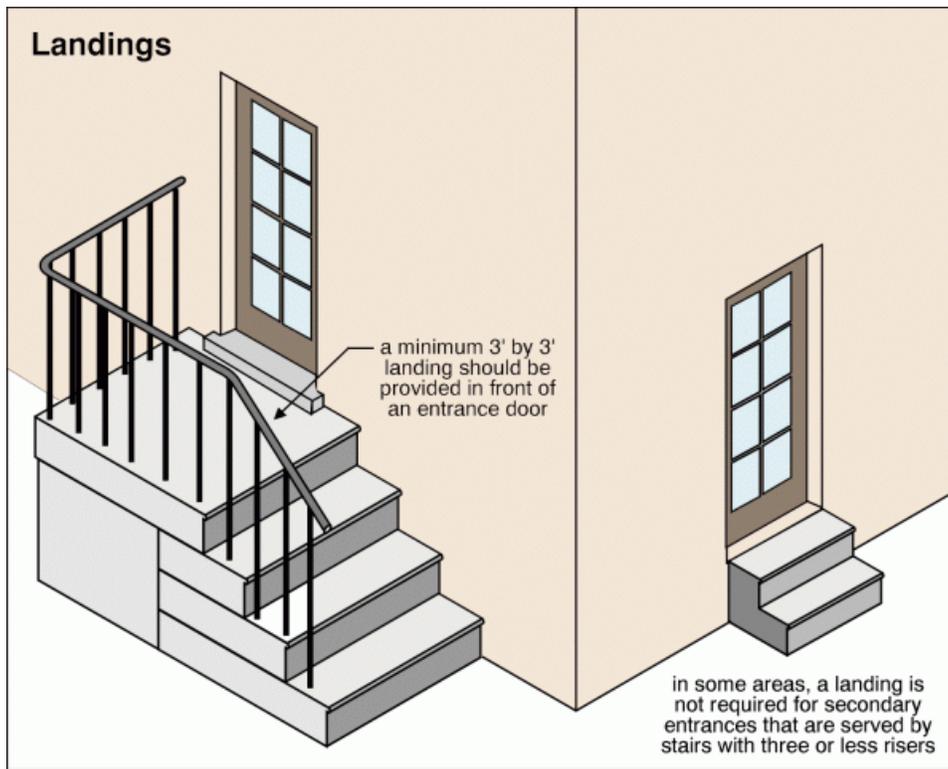
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Improvements to entry recommended

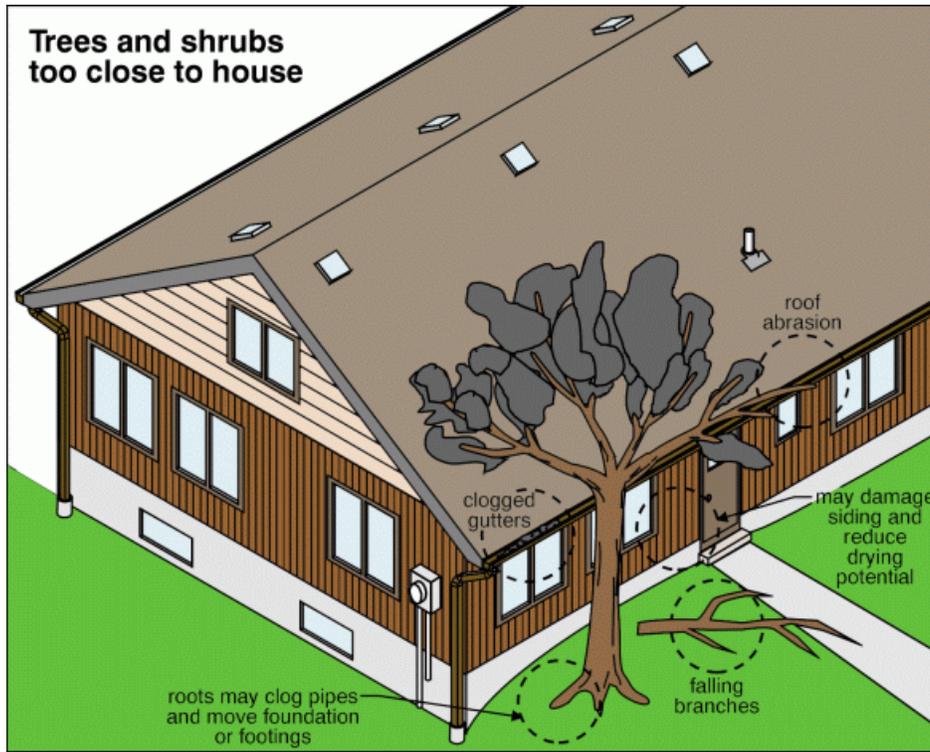
LANDSCAPING \ General notes

15. Condition: • Trees or shrubs too close to building

Some plantings around the structure have outgrown their intended shaped design. Any vegetation that is within six inches of exterior siding should be pruned back away from the building. Vegetation against siding can transfer insects and trap moisture, increasing the likelihood of damage or decay.

Implication(s): Chance of water damage to structure, finishes and contents | Chance of pests entering building | Material deterioration

Location: Rear



Some vegetation encroaching

16. Condition: • Trees or shrubs too close to building

There are several mature trees on the left side gable end of the exterior whose limbs are overhanging the roof line, (and the incoming power line). Any trees overhanging the building should be pruned back or removed. Discuss with an arborist and proceed as recommended.

Implication(s): Chance of water damage to structure, finishes and contents | Chance of pests entering building | Material deterioration

Location: Left Side

EXTERIOR

62 Mordecai Lincoln Road - The Mordecai Home, Scituate, MA January 27, 2022

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Tree limbs overhanging roof line



Trees near right gable end

Description

General: • Functioning light in attic • Flooring is provided in the attic space

Configuration: • Basement • Crawlspace • Half timbered sleepers near grade

Foundation material:

- Stone



Rubblestone foundation

Floor construction: • Joists • Wood columns • Masonry columns • Wood beams (girders) • Subfloor - plank • The crawl space floor is exposed dirt • The basement floor is poured concrete • The condition of the basement floor system is consistent with its age • Timber Framed Sleepers

Exterior wall construction: • Wood frame • Timber framed

Roof and ceiling framing:

- Hand hewn timbers



Hand hewn timbers

- Principal Rafter and Purlin
- Sheathing type unknown

Limitations

Attic/roof space:

- Entered but access was limited
- No access

There was no access provided to the attic and roof framing for the rear ell addition of the home.

- Framing obstructed by flooring in attic
- Installed insulation obstructed view of framing in attic

Batted insulation has been installed between the roof rafters throughout the attic. This application concealed the framing, sheathing and ventilation of the attic space from visual inspection.



Installed insulation obstructed view framing

Crawlspace:

- Inspected from access hatch

There several openings into crawlspace cavities off the half basement. These areas were evaluated only from these openings due to lack of clearance and safety concerns.



Example of crawlspace opening



Example of crawlspace opening

Not included as part of a building inspection: • Visible mold evaluation is not included in the building inspection report
Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Recommendations

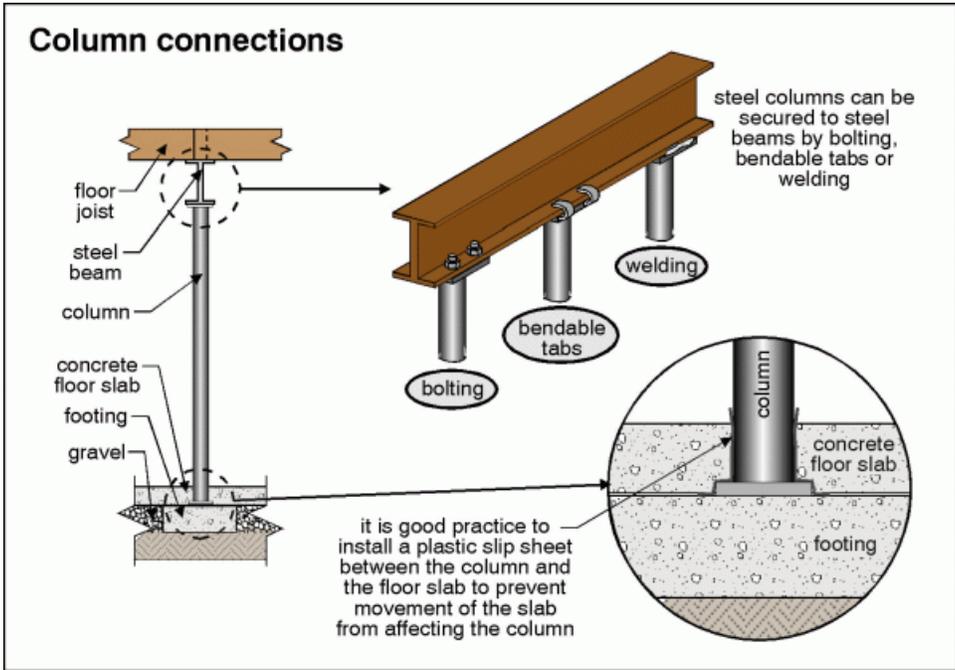
FLOORS \ Columns or piers

17. Condition: • Poorly secured at top or bottom

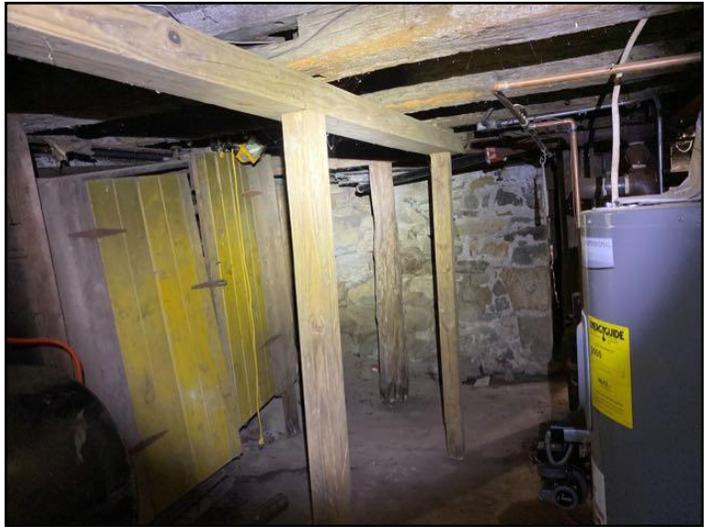
A secondary wooden post-and-beam support has been installed, running front-to-back, in the cellar hole. This installation does not reflect proper practices. The posts are not properly secured to the beam, nor are they secured properly to the floor. In fact, the front post is loose to the touch. Recommend you consult with a qualified contractor to have this installation improved.

Implication(s): Weakened structure | Chance of structural movement

Location: Front Basement



Post and beam not secure



Post and beam not secure

FLOORS \ Beams (Girders)

18. Condition: • Cracked

There are numerous older, hand-hewn beams and joists in the cellar hole that have horizontal cracks in them. Many of these older framing members have been sistered with new, dimensional lumber. These configurations should be further evaluated by a qualified contractor when the secondary wood post and beam in the cellar hole is addressed.

Location: Various



Example of older, cracked beam

FLOORS \ Sills

19. Condition: • Rot

There is a section of visible decay and damage to the front sill near the left corner. The exact length or extent of the damage could not be clearly articulated but visual evidence would suggest that its at least 6-10 feet. This needs to be further evaluated by a qualified contractor. Note: the overwhelming majority of the building's sills and framing were not visible nor accessible due to poor or no clearance in the crawl spaces. There may be other such examples present. Further research is recommended. Sill repair can be a costly endeavor.

Implication(s): Weakened structure

Location: Front



Decay in front sill

FLOORS \ Joists

20. Condition: • Prior repairs

Much of the first floor framing (joists, sub flooring, columns and support beams) have been sistered or replaced in the basement and crawl space. The cause for these repairs is beyond the scope of this evaluation. These repairs should be

STRUCTURE

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monitored from time to time going forward.

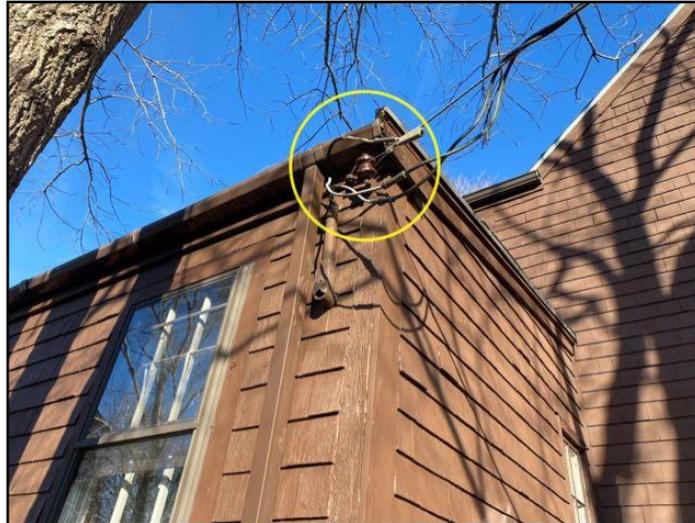
Implication(s): Weakened structure | Chance of structural movement

Location: Various

Description

Service entrance cable and location:

- Overhead - cable type not determined



Incoming electrical service

System grounding material and type: • Copper - water pipe

Distribution panel type and location:

- Fuses - first floor



Fuses - first floor

Distribution panel rating: • Not available

Auxiliary panel (subpanel) type and location:

- Breakers - first floor
- Sub panel for water heater



Breakers - first floor

Auxiliary panel (subpanel) rating: • 30 Amps

Distribution wire (conductor) material and type: • Copper - knob and tube • Metallic sheathed • Cloth-covered

Type and number of outlets (receptacles): • Ungrounded - typical

Limitations

General: • Low voltage and cable wiring • Speakers and speaker wiring • Internet and/or telephone wiring

System ground: • Not found • Not accessible • Continuity not verified • Quality of ground not determined

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Service box

21. Condition: • Damage

The plate cover at the incoming electrical service (front, left corner of home) has rusted through and is no longer weather tight. This is allowing water to enter the feature. This needs to be properly repaired.

Implication(s): Equipment inoperative | Electric shock | Fire hazard

Location: Front



Not weather tight

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

22. Condition: • Obsolete

The electrical system, from its fused main panel, to its ungrounded distribution wiring, and its two-prong, ungrounded outlets is obsolete by today's electrical and safety standards. This fused panel has most likely be in use here since at least the 1960s, perhaps longer. Electrical components have anticipated life spans. This panel is beyond its lifespan. Recommend consulting with a licensed electrician to discuss a the scope and cost of upgrading the building's electrical system.

Implication(s): Electric shock | Fire hazard



Obsolete electrical system

DISTRIBUTION SYSTEM \ Knob-and-tube wiring (wires)

23. Condition: • Damaged or frayed

While no active knob-and-tube wiring was noted during this evaluation, countless examples of cut or abandoned knob-and-tube wiring exist. It is not unlikely that some remnants of this first period electrical wiring may still be active in the building, in unseen places (such as walls to light fixtures). As mentioned earlier in this report, comprehensive upgrading of the building's electrical distribution would be in the best long-term interest of the building and immediate

interests of any occupants. Discuss with a licensed electrician.

Implication(s): Electric shock | Fire hazard

Location: Various

DISTRIBUTION SYSTEM \ Wiring (wires) - damaged or exposed

24. Condition: • Exposed on walls or ceilings

There is a cut and abandoned wire, carrying live current, in the small closet to the right of the fireplace opening in the first floor, left side room. This fire hazard needs to be properly terminated or removed by a licensed electrician.

Implication(s): Electric shock

Location: First Floor



Exposed wires in closet

DISTRIBUTION SYSTEM \ Outlets (receptacles)

25. Condition: • Ungrounded

No grounded outlets were located in the building's electrical distribution system. Grounded distribution (three-prong, grounded outlets fed by modern wiring containing a ground wire) has been a standard in residential buildings for over 50 years now. This home's electrical distribution is drastically out-of-date. These older materials may pose a fire hazard for the building and, more broadly, a safety issue for occupants. Proper stewardship of the building would include upgrading the electrical distribution wiring and outlets.

Implication(s): Electric shock

Location: Throughout

26. Condition: • GFCI/GFI needed (Ground Fault Circuit Interrupter)

Proper GFCI protection is missing in the home. These outlets should be installed in any areas where there is an increased likelihood of exposure to water: bathrooms, garages, exterior outlets, laundry areas, and kitchens for examples. Recommend you discuss with a licensed electrician and make necessary improvements. (Note: this improvement would be preceded by the installation of fully grounded wiring to these outlets.)

Implication(s): Electric shock

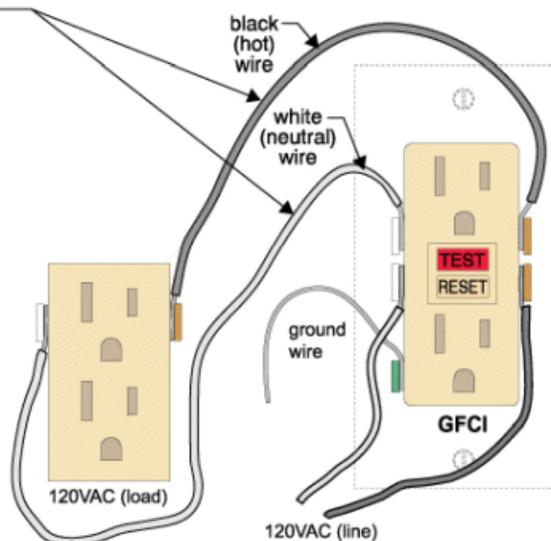
Ground fault circuit interrupter
also known as ground fault interrupter (GFI)

the GFCI circuitry within the outlet checks the load (connected downstream and/or plugged into receptacle) constantly for a difference between the current in the hot (live) and neutral wires

if there is a difference of at least 5 milliamps, there is a current leak and the GFCI shuts off the outlet and all outlets downstream

note:

if the GFCI is in the panel, the entire circuit will be shut down to reduce the risk of electric shock



GFCI/GFI needed



GFCI/GFI needed

Description

Heating system type: • Boiler

Fuel/energy source:

- Oil



Oil fill and vent pipes

Boiler manufacturer:

- Williamson



cast iron, oil-fired boiler

Heat distribution: • Radiators • Pipes-steel

Approximate capacity: • 175,000 BTU/hr

Efficiency: • Conventional

Exhaust venting method: • Natural draft

HEATING

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Combustion air source: • Interior of building

Approximate age: • Not determined

Typical life expectancy: • Boiler (cast iron) 25 to 50 years

Main fuel shut off at:

- At Unit



Shut off switch on boiler

Supply temperature: • 165° • Rounded to nearest 5 degrees

Return temperature: • 60° • Rounded to nearest 5 degrees

Temperature difference: • 105° • Rounded to nearest 5 degrees

Exhaust pipe (vent connector): • Galvanized steel

Fireplace/stove:

- Wood-burning fireplace - not in service



Bedroom fireplace



Living room fireplace

HEATING

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Rear kitchen fireplace



Bedroom fireplace



Dining room fireplace

Chimney/vent:

- Stucco over metal



Vent connection for boiler to chimney

Chimney liner: • Not visible

Limitations

Inspection prevented/limited by: • Chimney clean-out not opened • Chimney interiors and flues are not inspected • Top of chimney too high to see well

Safety devices: • Not tested as part of a building inspection

Zone, boiler and radiator valves: • Not tested as part of a building inspection

Heat loss calculations: • Not done as part of a building inspection

Heat exchanger: • Not visible

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Not included as part of a building inspection: • Heat loss calculations

Recommendations

GAS HOT WATER BOILER \ Radiators, convectors and baseboards

27. Condition: • Cold

Sections of the rear radiators in the right side room on the first floor and a second floor bedroom were cold after the boiler ran for 40 minutes or so. Other radiators were performing well. this needs to further evaluated by a qualified contractor and repaired.

Implication(s): Increased heating costs | Reduced comfort

Location: First Floor Living Room

HEATING

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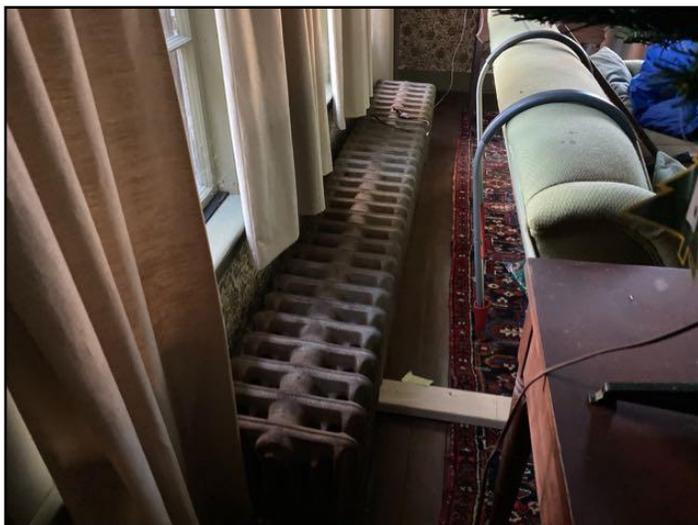
HEATING

COOLING

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Rear of living room



Second floor bedroom

OIL HOT WATER BOILER \ Pipes

28. Condition: • Leak

There is an active leak near the front of the cellar hole in a water pipe associated with the boiler. It appears this has been active for some time. This needs to be promptly repaired by a qualified contractor.

Implication(s): No heat for building | Increased maintenance costs

Location: Front Basement



Active leak in heating pip

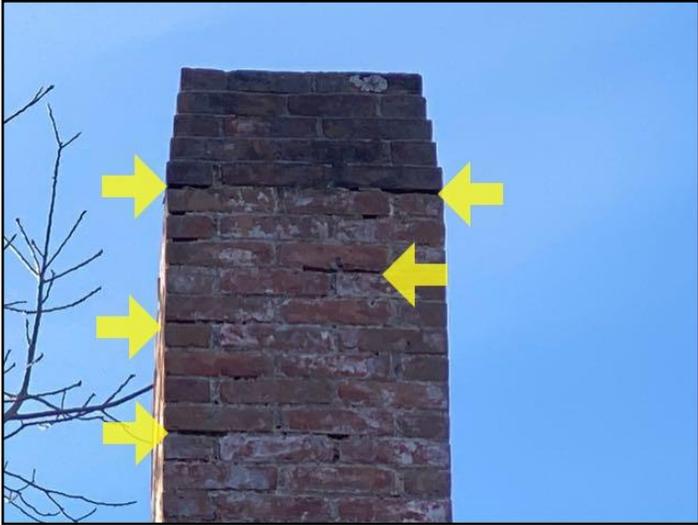
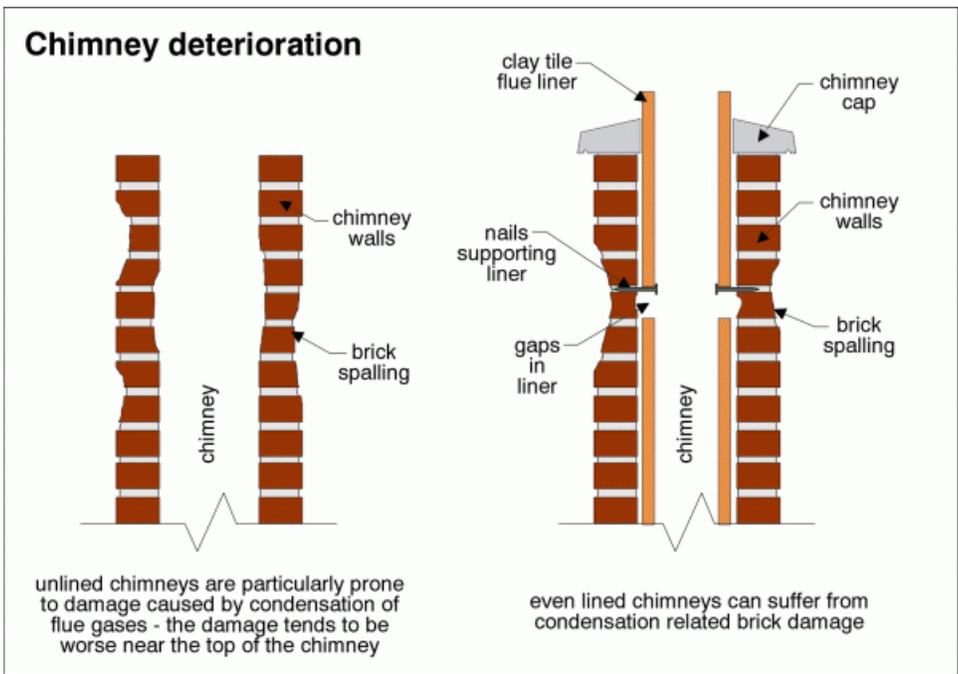
CHIMNEY AND VENT \ Masonry chimney

29. Condition: • Loose, missing or deteriorated mortar

There are minor areas of failing mortar in the rear chimney stack. This should be further evaluated by a qualified mason and the failed mortar joints cleaned out and re-pointed.

Implication(s): Material deterioration

Location: Rear



Failing mortar joints on rear chimney

COOLING & HEAT PUMP

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Description

General: • There is no permanently installed air conditioning system in the building.

Description

Attic/roof insulation material: • Glass fiber • Batted insulation

Attic/roof ventilation: • None found

Wall insulation material: • Not visible

Foundation wall insulation material: • None

Floor above basement/crawlspace insulation material: • None

Floor above basement/crawlspace air/vapor barrier: • None found

Crawlspace ventilation: • Into basement

Limitations

Inspection limited/prevented by lack of access to: • Substructure

Attic inspection performed: • By entering attic, but access was limited

Crawlspace inspection performed: • From access hatch

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos. • Mold

Not included as part of a building inspection: • Insulation cannot be disturbed

Recommendations

FLOORS \ Floors over unheated areas

30. Condition: • Too little insulation

Currently there is no insulation installed on the underside of the first floor framing in the basement. This most likely is decreasing the efficiency of the heating system and increasing costs. Discuss with Mass Save or a qualified contractor and consider improving.

Implication(s): Increased heating costs | Reduced comfort

Location: Throughout



Too little insulation



Too little insulation

31. Condition: • No vapor barrier

There are numerous crawlspace cavities connected to the left side cellar hole under the building: the rear, left corner, the front right and rear, right and underneath the rear ell addition. All of these crawlspaces contain exposed earth floors. No vapor barriers were noted. Structures are damaged, over time, by water in two main ways: poor exterior drainage systems and ground vapor from beneath them. This building suffers from both. Managing surrounding drainage and ground vapor are critically important factors for the long term well being of any structure. Moisture readings were taken from several framing members throughout the basement and readings were slightly elevated, (18+%). It is almost certain that lower, inaccessible areas of the crawlspaces would contain higher readings. Once moisture content exceeds 20% an environment is conducive to mold, mildew and/or decay. Improvements are strongly recommended. Along with comprehensive improvements in the building's exterior drainage system, a vapor barrier should be installed throughout all crawlspace areas under the building providing 100% coverage. Discuss with a qualified contractor.

Implication(s): Chance of condensation damage to finishes and/or structure

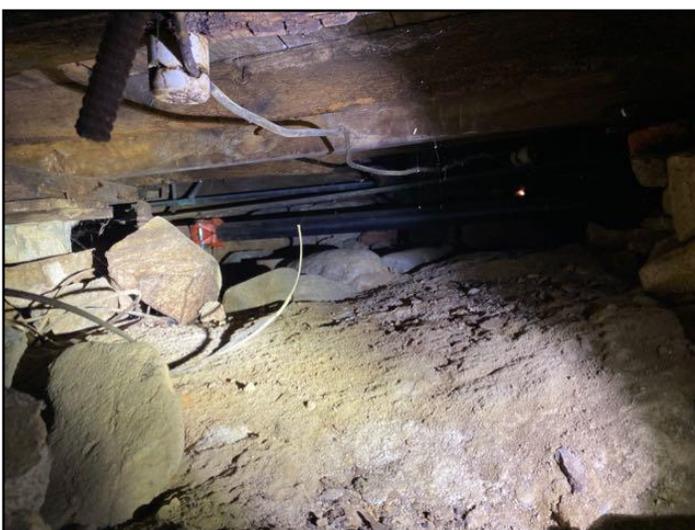
Location: Crawlspaces



No vapor barrier



No vapor barrier



No vapor barrier



No vapor barrier

Description

Water supply source (based on observed evidence): • Not determined

Service piping into building:

- Copper

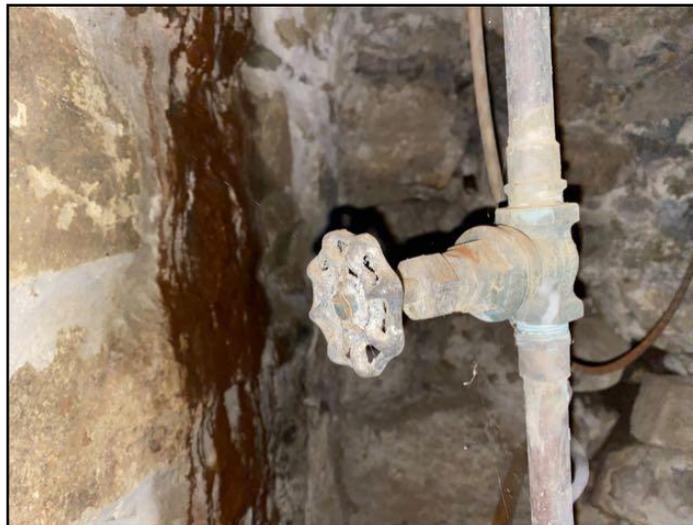


Incoming water line

Supply piping in building: • Copper

Main water shut off valve at the:

- Front of the basement



Main water shut off valve

Water flow and pressure: • Functional

Water heater type: • Conventional • There is a pressure/temperature valve located on the water heater • There is a vacuum relief valve located at the water heater

Water heater location: • Basement

Water heater fuel/energy source: • Electric

Water heater manufacturer:

- Rheem

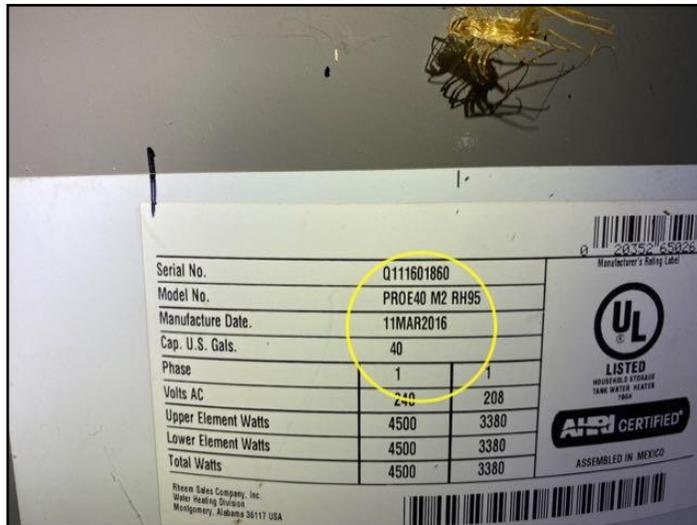


Electric water heater

Water heater tank capacity: • 40 gallons

Water heater approximate age:

- 6 years



Date listed on device

Water heater typical life expectancy: • 8 to 12 years

Waste and vent piping in building: • PVC plastic • Cast iron • Metal

Exterior hose bibb (outdoor faucet): • Present

Limitations

Fixtures not tested/not in service:

- Sink
- Bathtub
- Toilet

The attic level bathroom has been out of service for many years. None of these fixtures were evaluated.



3rd floor bathroom not active

Items excluded from a building inspection: • Well • Water quality • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains • Landscape irrigation system

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Not included as part of a building inspection: • Washing machine connections

Recommendations

SUPPLY PLUMBING \ Water shut off valve

32. Condition: • Rust

Several water shut off valves in the basement were noted to be rusting. While no active leaks were noted at the time of this inspection it is recommended that you have the shut off valves further evaluated by a licensed plumber. Preemptive replacement of these rusting valves with newer, lever valves is strongly recommended.

Implication(s): Chance of water damage to structure, finishes and contents | Difficult to service

Location: Rear Basement



Repair/replace older turn valves

WASTE PLUMBING \ Drain piping - installation

33. Condition: • Nonstandard materials and patches

There is a rubber drain hose carrying through the flooring down into the rear, left crawl space off the cellar hole. Best plumbing practices typically do not recommend carrying rubber hoses through floor levels in a home. This configuration is nonstandard and should be evaluated and improved by a licensed plumber.

Implication(s): Chance of water damage to structure, finishes and contents | Sewage entering the building

Location: Basement



Hose carries through floor

34. Condition: • Nonstandard materials and patches

There is a section of flex drain line installed for the vanity sink in the second-floor bathroom. This flex drain line is typically not recommended as it is far more likely to clog. Drain lines are required to be smooth. This needs to be properly repair by a licensed plumber.

Implication(s): Chance of water damage to structure, finishes and contents | Sewage entering the building

Location: Second Floor Bathroom



Flexline drain piping not recommended

WASTE PLUMBING \ Drain piping - performance

35. Condition: • Leak

There is an active leak in the drain line assemblage servicing the vanity sink in the rear bathroom on the first floor. This needs to be promptly repaired by a licensed plumber.

Implication(s): Sewage entering the building

Location: First Floor Bathroom



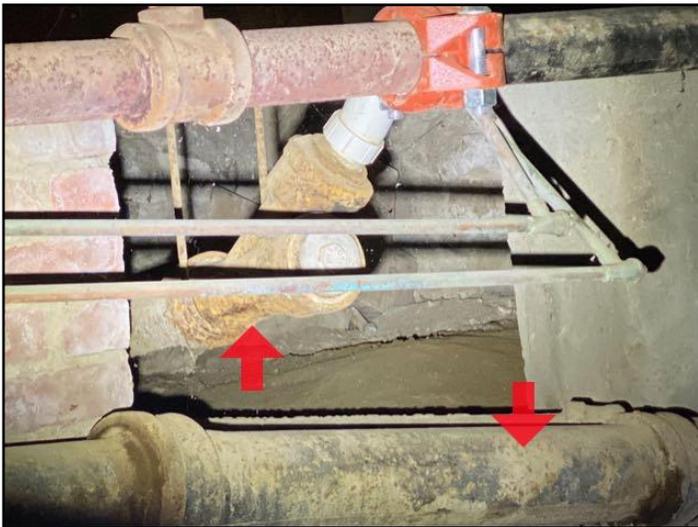
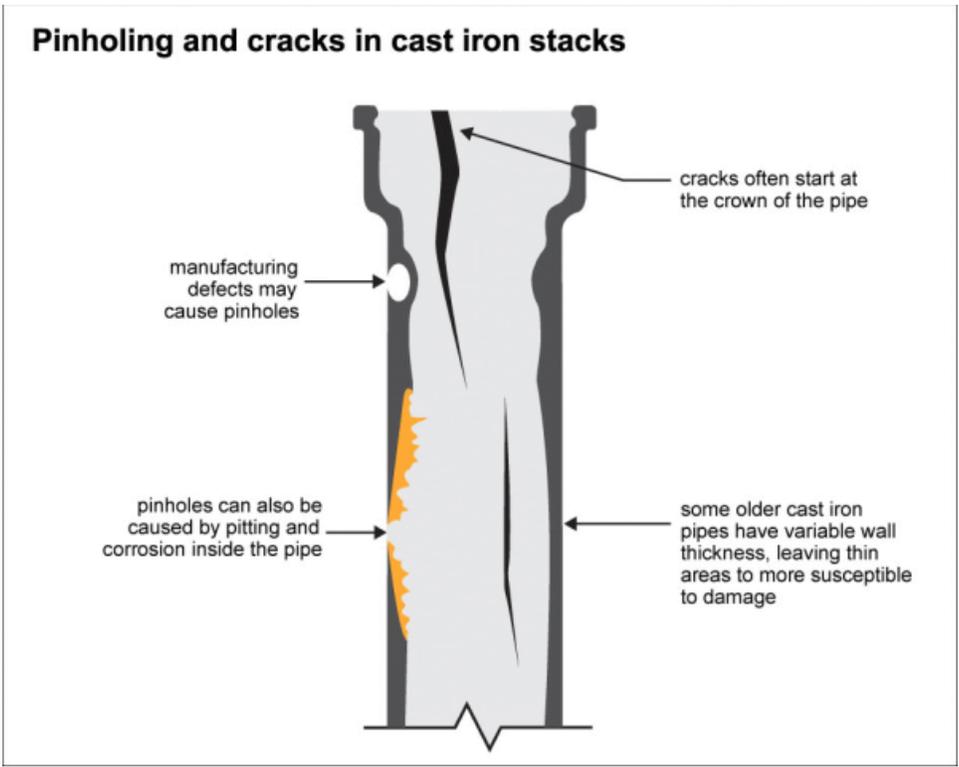
Leak in drain line

36. Condition: • Rust

While difficult to see, there is a run of older cast iron drain line along the left side and rear crawl space. Cast iron typically has an expected life span of 50-60 years and oftentimes will rust from the inside-out. While not directly accessible, rusting was noted on several section of this drain piping. Recommend you have it evaluated by a plumber. Upgrading the drain line materials is strongly recommended.

Implication(s): Sewage entering the building

Location: Crawl Space



Aging cast iron drain lines



Aging cast iron drain lines

Description

Major floor finishes: • Carpet • Hardwood • Vinyl • Tile

Major wall finishes: • Plaster/drywall • Paneling

Major ceiling finishes: • Plaster/drywall

Windows: • Fixed • Single/double hung • Casement • Wood

Glazing: • Single • Double • Primary plus storm

Exterior doors - type/material: • Hinged • French • Storm • Solid wood

Doors: • Wood • Hinged

Laundry facilities: • Washer • Dryer • Vented to outside • 120-Volt outlet • 240-Volt outlet • Waste standpipe

Kitchen ventilation: • Exhaust fan

Bathroom ventilation: • Exhaust fan

Counters and cabinets: • Inspected

Stairs and railings: • Inspected

Limitations

Inspection limited/prevented by: • Storage/furnishings • Storage in closets and cabinets / cupboards

No access to: • Crawlspace

Not included as part of a building inspection: • Carbon monoxide alarms (detectors) • Cosmetic issues • Aesthetics or quality of finishes • Vermin, including wood destroying organisms. • Environmental issues including asbestos • Termite and pest inspections

Appliances: • Appliances are not moved during an inspection

Basement leakage: • Cannot predict how often or how badly basement will leak

Crawlspace leakage: • Cannot predict how often or how badly crawlspace will leak

Recommendations

CEILINGS \ General notes

37. Condition: • Water stains

There is visual evidence of past water damage to the right side ceiling/wall intersection in the right side room on the first floor. This may be related to an old flashing failure that has since been repaired. Evaluate further and monitor over time.

Implication(s): Chance of water damage to structure, finishes and contents

Location: First Floor



Old water damage to ceiling and wall

WALLS \ General notes

38. Condition: • Water damage

Visual evidence of past water damage was noted on the front ceiling/wall intersection of the front, left bedroom on the second floor. Moisture readings were taken with a pinned moisture meter and readings were dry. This damage may be related to damaging events in the building's past that have since been corrected. There may be some concealed damage behind finishes here. Recommend evaluating further and proceeding with cosmetic repairs.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Second Floor Front Bedroom



Water damage

END OF REPORT